

File Number  
HP04-004

Application Type  
Historic Preservation Permit / Hensley Historic District

Council  
3

SNI  
13<sup>th</sup> Street

Planning Area  
Central

Assessor's Parcel Number(s)  
249-44-043

## STAFF REPORT

### PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: The southeast corner of North 2nd Street and Hensley Avenue (448 North 2nd Street)

Gross Acreage: 0.14      Net Acreage: 0.14      Net Density: n/a

Existing Zoning: R-M Multiple Residence      Existing Use: residential

Proposed Zoning: No change      Proposed Use: single-family residential

### GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation  
Medium Density Residential (8-16 DU/AC)

Project Conformance:  
☒ Yes    ☐ No  
☐ See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Residential      R-M Multiple Residence

East: Residential      R-M Multiple Residence

South: Residential      R-M Multiple Residence

West: Residential      R-M Multiple Residence

### ENVIRONMENTAL STATUS

Completed by: SNZ

☐ Environmental Impact Report found complete  
☐ Negative Declaration circulated on  
☐ Negative Declaration adopted on

☒ Exempt  
☐ Environmental Review Incomplete

### FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Recommend Approval  
☐ Recommend Approval with Conditions  
☐ Recommend Denial

Date \_\_\_\_\_

Approved by: \_\_\_\_\_

### OWNER / DEVELOPER

David Wong  
337 North 6<sup>th</sup> St.  
San Jose CA 95112

### ARCHITECT

Studio S Squared  
19 North 2<sup>nd</sup> St.  
San Jose CA 95113

### PUBLIC AGENCY COMMENTS RECEIVED

Completed by: SNZ

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Department of Public Works

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None

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Other Departments and Agencies

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None

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GENERAL CORRESPONDENCE

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None

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ANALYSIS AND RECOMMENDATIONS

## **BACKGROUND**

The subject site consists of 0.14 acres on the southeast corner of North 2<sup>nd</sup> Street and Hensley Avenue (448 North 2<sup>nd</sup> Street). The site is located in the R-M Multiple Residence Zoning District with a San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). Residential uses surround the site. Under previous ownership, the residence was converted to multi-family housing without the benefit of planning permits prior to a fire that destroyed the roof. The current owner, David Wong is requesting a Historic Preservation Permit under the Historic Preservation Ordinance (Title 13 of the Municipal Code) for alterations to the exterior of the historic house. A concurrent Single Family House Permit (SF04-029) will allow for a second story addition under the Zoning Ordinance (Title 20 of the Municipal Code). Mr. Wong has retained the services of Studio. S. Squared Architects to design the project and assist with the application process.

## **HISTORIC RESOURCE DESCRIPTION**

This Colonial Revival house is listed as a Contributing Structure to the Hensley Historic District in the San Jose Historic Resources Inventory. The Hensley Historic District contains the largest remaining concentration of intact residences, developed between 1865 and 1918 in the City of San Jose.

## **ENVIRONMENTAL REVIEW**

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

## **GENERAL PLAN CONFORMANCE**

This single-family residence on a 0.14 gross-acre site (7 DU/AC) is consistent with the site's General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). This density allows for a mixture of detached and attached residential units at a higher density than that of standard single-family and two-family residential neighborhoods. The rehabilitation of this historic home within the Hensley Historic District

is also consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of preserving historically significant sites, structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

## **PROJECT DESCRIPTION**

This project proposes to rehabilitate the first floor of the historic residence, add a new compatible second floor, demolish the non-compatible detached garage and construct a new detached garage in the rear corner of the lot.

### **FRONT (EAST) Second STREET ELEVATION**

- ? Retain and repair in kind existing first floor features including siding, roof, bargeboard, windows and doors
- ? Add new second story addition that that is set back 14' – 10" from the existing first floor and is compatible in scale and materials to the historic house
- ? Add new compatible gable vent

### **CORNER SIDE (NORTH) HENSLEY STREET ELEVATION**

- ? Retain and repair in kind existing first floor features including siding, roof, bargeboard, projecting window with gable roof, windows and doors
- ? Add new second story addition that is setback 5'-5" on average from the existing first floor and that is compatible in scale and materials to the historic house

### **REAR (WEST) ELEVATION**

- ? Retain and repair in kind existing first floor features including siding, roof and windows
- ? Add new compatible first floor light fixtures, deck, railing, relocated replacement door and relocated replacement window
- ? Add new second story addition that is setback 1'-6" from the existing first floor and that is compatible in scale and materials to the historic house

### **INTERIOR SIDE (SOUTH) ELEVATION**

- ? Retain and repair in kind existing first floor features including siding, roof, windows and doors
- ? Add new compatible first floor light fixtures, deck and railing
- ? Add new second story addition that is setback 2'-0" from the existing first floor and that is compatible in scale and materials to the historic house

## **ANALYSIS**

The primary project issues are the height and massing of the new second story, and conformance with *Your Old House Guide for Preserving San Jose Homes* design guidelines and *The Secretary of the Interior's Standards for Rehabilitation (The Standards)*, on which *Your Old House* is based.

### **Height and Massing**

While a photograph of this historic house documents that it was one story prior to the fire, the new owner is proposing a second story addition, for a house that will be approximately 32 feet (31'-10 1/2") in height under this permit. This addition is consistent with the Development Regulations of the R-M Multiple Residence District, which allow for a three-story residence with a maximum height of 45 feet. The proposed height is compatible with the height of adjacent historic houses and the neighborhood in general.

The 61.2% ratio of the second floor to first floor area is also consistent with the Development Regulations, while

slightly exceeding the threshold (60%) for an administrative Single Family House Permit (SFHP). Because the project exceeds the 60% ratio the SFHP will be considered at a public hearing.

### **Conformance with *Your Old House* and *The Standards***

The project conforms to *Your Old House* and *The Standards* in general. In particular the home will be used as it was historically as a single family home with little change to its distinctive materials and features. As stated in *Your Old House* (3.1 and 3.4) historic architectural features and details will be preserved and repaired first and replaced where necessary. The wood siding will be repaired and replaced where required (3.9, 3.17 and 3.18).

The building materials of wood 6" horizontal lap siding and wood windows for the proposed addition are compatible with those of the primary structure (4.7). The roof top addition has been designed in a manner that will not visually overpower the primary structure. The mass and scale are subordinate to the primary building in that the second floor addition is 61% of the first floor area and the plate height of the rooftop addition is less than that of the first floor (4.10). The rooftop addition is set back at least ten feet (14'-10") from the primary façade (4.11). The proposed dormers on the secondary facades will be in character with the primary structure's design in that they will be subordinate to the overall roof mass, located below the second story ridgeline and in scale with the historic first floor bay window (4.12).

### **COMMUNITY OUTREACH**

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

### **RECOMMENDATION**

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to *Your Old House* and the *Secretary of the Interior's Standards* and recommend approval of the proposed exterior changes to the Director of Planning with standard conditions.

Attachments:   Map  
                      Photographs  
                      Plan set